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There came on for consideration at a duly constituted meeting of the Mayor and Members of the City Council of the City of Gulfport, Mississippi, held on the 17th day of March, 2009, the following Resolution:

**A RESOLUTION BY THE GULFPORT CITY COUNCIL TO ESTABLISH THE
FORMER VETERANS ADMINISTRATION PROPERTIES (NORTH AND SOUTH
PARCELS) DEVELOPMENT SITE TO BE A GULFPORT DEVELOPMENT DISTRICT
FOR URBAN RENEWAL DEVELOPMENT AND TO AUTHORIZE THE GULFPORT
REDEVELOPMENT COMMISSION TO DRAFT, ADVERTISE, SOLICIT, AND
REQUEST PROPOSALS FOR DEVELOPER SERVICES FOR DEVELOPMENT
PROJECTS ASSOCIATED WITH THIS SITE**

WHEREAS, the City of Gulfport, Mississippi became vested with ownership and possession of 37.90 acres, more or less, of land and improvements thereon generally located on the north side of East Railroad Street, west of Texas Avenue, East of Oak Avenue, and South of 29th Street within the First Judicial District of Harrison County, Mississippi (formerly or often referred to as the "Veterans Administration Medical Hospital - North Parcel"), by Corrected Quitclaim Deed dated February 26, 2009, recorded in the Land Deed Records of Harrison County, Mississippi on March 5, 2009, as Instrument No. 2009 1549D-J1 (comprising fifty-four (54) pages) and as generally set out or described in the Boundary Survey with Revised Property Description completed by BFM Corporation, L.L.C./John S. Teegarden, P.L.S. on January 22, 2007, and revised on December 1, 2008, and "Corrected Legal Description," collectively attached hereto as Exhibit "A." as well as became vested with ownership and possession of 48.06 acres, more or less, of land and improvements thereon on the south side of Railroad Street, west of Texas Avenue, East of Hewes Avenue, and north of U. S. Highway 90 within the First Judicial District of Harrison County, Mississippi (formerly or often referred to as the "Veterans Administration Medical Hospital Campus - South Parcel"), by Quitclaim Deed dated February 26, 2009, recorded in the Land Deed Records of Harrison County, Mississippi on March 5, 2009, as Instrument No. 2009 1548D-J1 (comprising one-hundred and seventy (170) pages) and as generally set out or described in the Boundary Survey with Revised Property Description completed by BFM Corporation, L.L.C./John S. Teegarden, P.L.S. on January 18, 2007, and revised on December 15, 2008, and "Corrected Legal Description," collectively attached hereto as Exhibit "B" (herein collectively referred to as "Former Veterans Administration Properties (North and South Parcels) Development Site");

WHEREAS, the City of Gulfport Governing Authority (City Council and Mayor) has officially accepted the current draft form Master Plan prepared by Duany Plater-Zyberk & Company ("DPZ Plan") as a conceptual guide for proposals for private and/or public development, commercial or otherwise, of the "Former Veterans Administration Properties (North and South Parcels) Development Site" and areas surrounding or adjacent thereto; and

WHEREAS, the Governing Authority, while reserving certain powers vested in it, earlier passed a Resolution determining that certain areas in the City as a result of Hurricane Katrina are

in need of rehabilitation, conservation and redevelopment by exercise of the powers of the Mississippi Urban Renewal Law, and by establishing an Urban Development Agency designated as the "Gulfport Development Commission" (and since re-named the "Gulfport Redevelopment Commission" as referenced in a Resolution adopted by the Governing Authority on November 21, 2008) to administer and exercise urban renewal powers in areas designated by the Governing Authority as Gulfport Development Districts; and

WHEREAS, the "Former Veterans Administration Properties (North and South Parcels) Development Site" as depicted by the DPZ Plan is found to be in need of rehabilitation, conservation, and redevelopment under powers of urban renewal; and it is further found that proposals for private development, commercial or otherwise, should be solicited substantially in the form of Requests for Proposals and that the Gulfport Redevelopment Commission should be authorized to draft, prepare, advertise, and solicit requests for proposals for developer services for projects associated or in connection with this Site, or any parts thereof; and

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF GULFPORT, MISSISSIPPI, AS FOLLOWS:

SECTION 1. That the matters, facts, and things recited in the Preamble hereto are hereby adopted as the official findings of the Governing Authority.

SECTION 2. That the "Former Veterans Administration Properties (North and South Parcels) Development Site," as depicted by the DPZ Plan and shown in general on Exhibit "C" attached hereto, and generally described or set out in Exhibit "A" and Exhibit "B" also attached hereto, be, and it hereby is, designated as a "Gulfport Development District" for rehabilitation, conservation, and redevelopment by exercise of powers of Urban Renewal by the Gulfport Redevelopment Commission subject to the reservation of certain powers by the Governing Authority.

SECTION 3. That the Gulfport Redevelopment Commission should be, and it hereby is, commissioned and authorized to draft, prepare, advertise, and solicit Requests for Proposals for Developer Services for development of all or parts of the "Former Veterans Administration Properties (North and South Parcels) Development Site."

SECTION 4. That this Resolution shall be spread upon the minutes of the Gulfport City Council.

The above and foregoing Resolution was introduced by Councilmember Carriere, seconded by Councilmember Resh, and was adopted by the following roll call vote:

AYES

NAYS

ABSENT

Hollimon
Roland
Holmes-Hines
Carriere
Smith
Resh
Nalley

None

None

WHEREUPON, the President declared the Resolution adopted, this the 17th day of
March, 2009.

(SEAL)

ATTEST:

ADOPTED:

CLERK OF THE COUNCIL

PRESIDENT

The above and foregoing Resolution submitted to and approved by the Mayor, this the
18th day of March, 2009.

MAYOR

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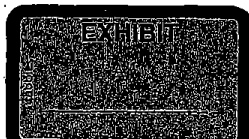
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EXHIBIT COMPOSITE "A"**CORRECTED LEGAL DESCRIPTION**

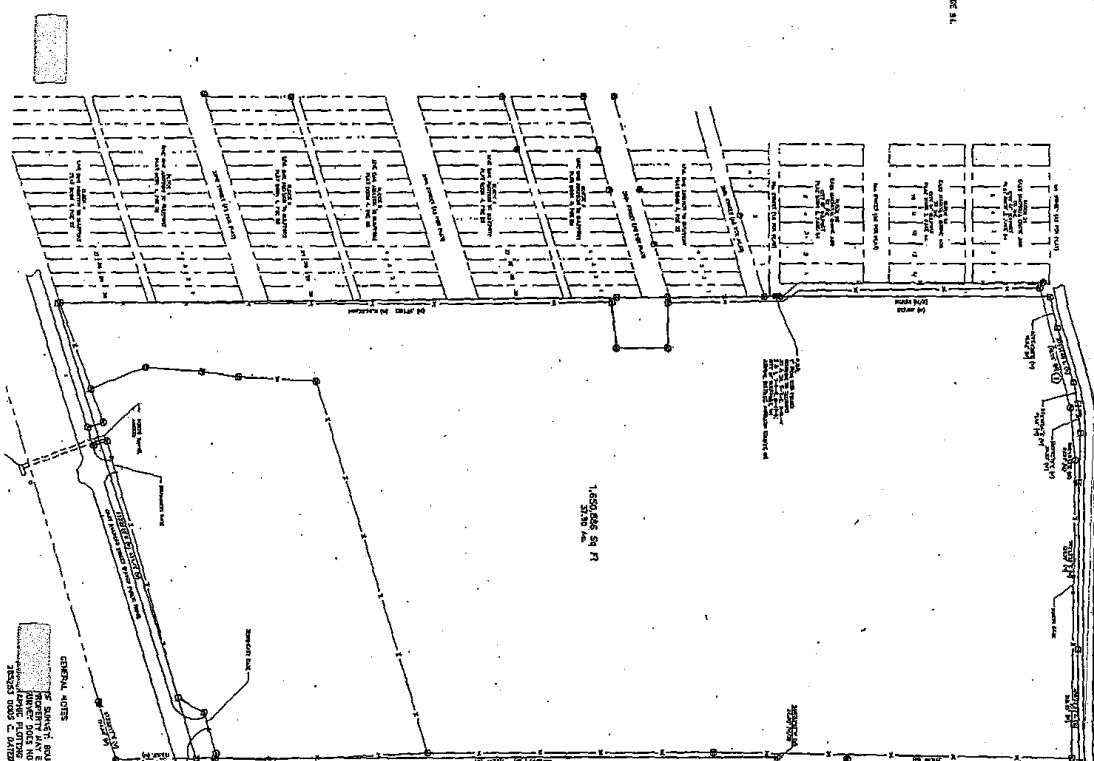
(as per Boundary Survey Completed by BFM Corporation, L.L.C./John S. Teegarden, P.L.S. on January 22, 2007, as revised on December 1, 2008)

Commencing from a 1" iron rod found, beginning the point common to sections 35 & 36 Township 7 South, Range 11 West & Sections 2 & 1 Township 8 South, Range 11 West, located within the City of Gulfport, First Judicial District, Harrison County, Mississippi, more particularly described as the Southwest corner of Section 36, Township 7 South, Range 11 West, said point being the Southeast corner of East Magnolia Grove addition to the City of Gulfport, recorded in Plat Book 3, Page 94, also being the Point of Beginning; thence North, long the East side of said boundary, a distance of 527.06', to a C.M.S., concrete monument set, on the Southern margin of 6th Street; thence N76° 04'55"E, along said Southern margin a distance of 61.92', to a C.M.S., concrete monument set; thence N74°11'48"E, along said margin, distance of 110.59', to a C.M.S., concrete monument set; thence N78°10'06"E, along said margin, distance of 41.18', to a C.M.S., concrete monument set; thence N85°43'19"E, along said margin, a distance of 59.23', to a C.M.S., concrete monument set; thence S88°40'13"E, along said margin, a distance of 97.51', to a C.M.S., concrete monument set; thence S89° 13'26"E, along said margin, a distance of 329.16', to a C.M.S., concrete monument set; thence N89° 27'47"E, along said margin, a distance of 218.15' to a C.M.S., concrete monument set on the West boundary of East Park Subdivision, recorded in Plat Book 19, Page 29; thence S00°14'00"E, along said boundary, a distance of 578.40', to a C.M.S., concrete monument set, on the apparent South line of Section 36, Township 7 South, Range 11 West; thence S89° 52'58"W, along the said south line of said section, a distance of 14.50', to a C.M.S., concrete monument set; thence S00°05'07"E, a distance of 1132.89, to a C.M.S., concrete monument set, on the Northern margin of East Railroad Street; thence S73° 39'20"W, along said margin, a distance of 924.42', to a C.M.S., concrete monument set, on the East boundary of Live Oak Addition to Gulfport, recorded in Plat Book 4, Page 25; thence N00° 32'26"W, along said East boundary, a distance of 1391.26', to the Point of Beginning.

Said Property containing 37.90 acres, more or less.



1. EAST VIRGINIA GROW, 200 TO THE CAMPBELL PLAY 1, PAGE 30
2. EAST PLAY, FLAT BOOK 18, PAGE 12
3. LIVE OAK ADJUNCT TO CAMPBELL, FLAT BOOK 1, PAGE 25.
7. 2004-04/04/07-2-4
4. 09 0033, PG 0250
5. 00 1403, PG 0353
6. 00 1616, PG 0360
11. 00 1711, PG 0427
12. 00 1711, PG 0427
13. RECD. APPROVED BY CLIENT, DATES BEGINNING 4, 1993.



PROPERTY SURVEY
APPLICANT
205255 0003

TO SURETY - CLASS B -
 TO AFFECT TO BUILDING SETBACKS AND UNDER SETBACKS BY OCCUPANT BODY.
 THE PROPERTY AND OR LOCAL OR WE PLAYS OR OTHER PROHIBITIONALLY SCHEME ARE
 THE DIRECTED PROPERTY IS LOCATED IN ZONE "C" B & ALL EL 17' AS PER FURTHER MAP NO.
 4, 1998.

NORTH BY G.P.S. OBSERVATION
N.A.D.83 MISSISSIPPI EAST

LEGEND

CHS CONCRETE MONUMENT SE
FOUR

[illegible][illegible]

V.A. CAMPUS
CITY OF GULFPORT
HARBORON COUNTY, MISSISSIPPI
SECTION 56, TOWNSHIP 7 SOUTH, RANGE 11 WEST
SECTION 1, TOWNSHIP 8 SOUTH, RANGE 11 WEST

BFA
CORPORATION, LLC
Architectural Land Surveyors

994 WILLOW BLVD.
B-LEVEL UNIVERSITY AVENUE
(202) 835-0887
Fax (202) 835-1821
BUREAU OF LAND SURVEYING

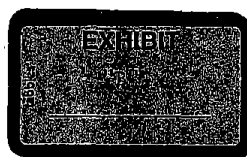
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EXHIBIT COMPOSITE "A"**CORRECTED LEGAL DESCRIPTION**

(as per Boundary Survey Completed by BFM Corporation, L.L.C./John S. Teegarden, P.L.S. on January 18, 2007, and revised on December 15, 2008)

COMMENCING FROM A 1" IRON ROD FOUND, BEGINNING THE POINT COMMON TO SECTIONS 35 & 36 TOWNSHIP 7 SOUTH, RANGE 11 WEST & SECTIONS 2 & 1 TOWNSHIP 8 SOUTH, RANGE 11 WEST, LOCATED WITHIN THE CITY OF GULFPORT, FIRST JUDICIAL DISTRICT, HARRISON COUNTY, MISSISSIPPI, MORE PARTICULARLY DESCRIBED AS THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 11 WEST; THENCE EAST, A DISTANCE OF 793.12', TO A POINT; THENCE SOUTH, A DISTANCE OF 1316.65', TO A 3" FENCE CORNER ON THE SOUTHERN MARGIN OF THE NOW C.S.X. TRANSPORTATION RAILROAD RIGHT OF WAY, A.K.A. LOUISVILLE AND NASHVILLE RAILROAD, SAID POINT BEING THE (P.O.B.) POINT OF BEGINNING; THENCE S00°18'17"W, A DISTANCE OF 1138.62', TO A (C.M.S.) CONCRETE MONUMENT SET, ON THE NORTHERN MARGIN OF U.S. HIGHWAY 90 MARGIN AND THE POINT OF A NON-TANGENT CURVE, TO THE LEFT, HAVING A RADIUS OF 1777.08', WITH A DELTA ANGLE OF 3°17'54", A CHORD BEARING OF S70°28'14"W AND A CHORD DISTANCE OF 102.29'; THENCE ALONG SAID CURVE AND NORTHERN MARGIN, AN ARC DISTANCE OF 102.30'; TO A (C.M.S.) CONCRETE MONUMENT SET; THENCE S67°09'03"W, ALONG SAID MARGIN, A DISTANCE OF 1725.36', TO A 3" FENCE POST, ON THE EAST BOUNDARY OF GREENWOOD ADDITION TO GULFPORT, MISSISSIPPI, RECORDED ON DECEMBER 8, 1906 IN OLD PLAT BOOK 5, PAGE 190; THENCE N0°25'07"W, ALONG THE SAID EAST BOUNDARY OF GREENWOOD ADDITION, A DISTANCE OF 1337.51', TO A (C.M.S.) CONCRETE MONUMENT SET, ON THE SOUTHERN RIGHT OF WAY OF C.S.X. TRANSPORTATION RAILROAD, A.K.A. LOUISVILLE AND NASHVILLE RAILROAD; THENCE N73°28'01"E, A DISTANCE OF 1775.62', TO THE POINT OF BEGINNING.

SAID PROPERTY CONTAINING 48.06 ACRES, MORE OR LESS.



BEFORE THE CITY COUNCIL OF GULFPORT, MISSISSIPPI

Policy Issue 8: Resolution - Veterans Administration Property

TRANSCRIPT OF HEARING

March 17, 2009

TRANSCRIPT OF HEARING HELD BEFORE THE CITY COUNCIL OF GULFPORT,
MISSISSIPPI, HELD AT THE HARRISON COUNTY COURTHOUSE, GULFPORT,
MISSISSIPPI, ON THE 17TH DAY OF MARCH 2009 COMMENCING AT 2:30
P.M. AND REPORTED BY NORMA JEAN LADNER SOROE, CERTIFIED
SHORTHAND REPORTER.

COUNCIL MEMBERS PRESENT:

WARD 1:	GARY HOLLIMON
WARD 2:	LIBBY MILNER-ROLAND, Chairman
WARD 3:	ELLA HOLMES-HINES
WARD 4:	JACKIE SMITH
WARD 5:	BRIAN CARRIERE
WARD 6:	NEIL RESH
WARD 7:	BARBARA NALLEY

ALSO PRESENT:

MAYOR WARR
HON. JEFF BRUNI, Attorney
KATHY JOHNSON, Council Clerk
JOHN KELLY, CAO

1 MS. ROLAND: Item Number 8.

2 MR. CARRIERE: I'll read it, Kathy, but it's
3 written down here. I'm going to read it. Then I'm going to
4 try to explain it in layman's English for you guys.

5 Motion to adopt a resolution set out on the
6 agenda as Item P-8 so as to establish the former V.A. property
7 development site to include the entire south parcel south of
8 the CSX Railroad Street to Highway 90 and the former V.A.
9 laundry structures and parking area on the north V.A. parcel
10 from Railroad Street north to the northern edge of this
11 structure or its adjoining parking lot to be a Gulfport
12 development district for urban renewal development and to
13 authorize the Gulfport Redevelopment Commission to advertise
14 for and request proposals for developer services for the
15 project upon approval and acceptance of the master plan draft
16 and the concept and design for development of the area on the
17 specific site.

18 MS. ROLAND: Could we have a second, please?

19 MR. RESH: Second.

20 MS. ROLAND: Thank you.

21 MR. CARRIERE: In simple terms, Carol Ann, based
22 on our conversations and the last time we were all at the
23 laundry facility meeting, the motion seemed to be or consensus
24 seemed to be that what everyone is desiring for the north --
25 most of the north property is public recreation facilities and

1 using maybe fields, probably a few buildings that will have to
2 be built to accommodate those, as well. Of course, all that is
3 conceptual right now.

4 Essentially, at this point, the City Council,
5 assuming this passes, is declaring the entire south parcel as
6 well as the laundry facility and the parking area that
7 accommodates that facility as the district. So essentially,
8 we're also turning that over to the redevelopment commission.
9 At this point, that's within your authority to start moving
10 forward on our behalf and get proposals.

11 And we have a lot of confidence that you will
12 bring some good options to us, too.

13 MS. MEADOWS: Could I just say one thing?

14 We know -- are you all looking at Page 12 of the
15 second draft?

16 Do you have it in color?

17 Well, when we met with you all and the
18 commission in the laundry that day, I hope you realize that we
19 did take all of your input, your suggestions, and the key on
20 that Page 12 shows you where all of those suggestions were
21 included in that north portion.

22 And as Brian and I talked the other night, it
23 was -- this is just like any of the other properties that you
24 would give to the commission to develop in the sense that it is
25 laid out exactly what would be on that property. And so if

1 there were a material change, if we didn't put the baseball
2 park where it's shown on that page, then we would have to come
3 back to you to get approval not to do that.

4 It was my thought, and I'm not sure that
5 everybody's thought, but my thought was that by having -- if we
6 could have the ability to help the city in going about finding
7 money, grants, whatever, to build baseball parks, to build the
8 equestrian. We loved your ideas. We like what you said to do
9 with that property. We were just offering to help you move
10 that ball along a little faster.

11 So when you do this workshop again, we can talk
12 about that and maybe you will see the advantage of letting us
13 take the whole ball. We will do exactly what is on that page
14 that you said you wanted. And you would have the final say-so
15 in that because we would have to come back to you anyway if we
16 change it materially. So we're just offering to be your -- to
17 do your homework, to do the legwork, to get it rolling as far
18 as we possibly can.

19 So when will we meet again to talk about this
20 and see how we get it resolved?

21 MR. CARRIERE: We're going to try to do that
22 within the next week, one or two weeks. Once we get into the
23 meeting in our council comments, we'll try to schedule a
24 specific date.

25 MS. HOLMES-HINES: Ms. Carol, the color page

1 packet that was delivered yesterday at 9:15 is missing the Page
2 12. It just goes to 2.11.

3 MS. MEADOWS: You really need Page 12. That's
4 the crux of the matter.

5 You need it in color because it shows every
6 baseball park, every soccer field, the equestrian center, blah,
7 blah, blah, blah. What else? The pavilion, you know, that's
8 public use. I mean, you need that page. That is the crux of
9 the whole thing.

10 So we will get you the color copy of Page 12,
11 and I think you will be very pleased with how we incorporated
12 every idea that you suggested. It was really a good working
13 session. And we can do it if you will let us do it.

14 MR. CARRIERE: When did you all receive that
15 draft?

16 MS. MEADOWS: We got it, oh, gosh, Brian, I'm
17 not really sure. It came by e-mail in four different parts,
18 but then it had to be downloaded so much.

19 I don't know.

20 MR. CARRIERE: Weeks?

21 MS. MEADOWS: No, no, it hasn't been weeks. I
22 don't know.

23 MR. CARRIERE: We got it yesterday.

24 MS. MEADOWS: I know that I didn't get mine
25 printed until today because my ink went out, and I had to rush

1 down and get the color copy.

2 But we will have those color copies for you
3 before our workshop so that you can see exactly what's on that
4 page.

5 MS. ROLAND: We felt like that was the intent of
6 everything. We just got a little confused with the packet.

7 MS. HOLMES-HINES: I have one. You were
8 definitely reading my mind in that. When we the council met in
9 consensus with the redevelopment commission with Duany,
10 everything was going very smoothly. We were expecting that he
11 should have something no later than two weeks, that's been
12 weeks and weeks ago when we met at the design trailer and made
13 these suggestions. So we've been awaiting this packet.

14 MS. MEADOWS: Well, this is what they need.
15 This packet. And yours unfortunately didn't have Page 12 which
16 is the key to the whole thing. You will have it tomorrow in
17 living color.

18 Thank you.

19 MS. ROLAND: All in favor. Any opposed?
20 Unanimous.

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1 BEFORE THE CITY COUNCIL OF GULFPORT, MISSISSIPPI

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3 Policy Issue 8: Resolution - Veterans Administration Property

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6 COURT REPORTER'S CERTIFICATE

7
8 I, Norma Jean Ladner Soroee, Certified Shorthand
9 Reporter, do hereby certify that to the best of my skill and
10 ability I have reported the hearing held before the City
11 Council of Gulfport, Mississippi, and that the foregoing 6
12 pages constitute a true transcription of said hearing held on
13 the 17th day of March 2009.

14 I do further certify that my certificate annexed
15 hereto applies only to the original and certified transcript.
16 The undersigned assumes no responsibility for the accuracy of
17 any reproduced copies not made under my control and direction.

18 Witness my signature this the 19th day of May 2009.

19
20
21 *Norma Jean Ladner Soroee*
22 Norma Jean Ladner Soroee, CSR #1297
23 Certified Shorthand Reporter
24
25
